

# INSPECTION REPORT



For the Property at:  
**655 THE QUEENSWAY, 20 & 21**  
PETERBOROUGH, ON K9J 7M1

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Prepared for: TEAM VANRAHAN  
Inspection Date: Wednesday, November 1, 2023  
Prepared by: David Sharman



County Home Inspection  
398 McDonnell Street, Suite 4  
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705 957 3642

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A fully insured and professionally accredited inspection.



November 1, 2023

Dear Team VanRahan,

RE: Report No. 4569  
655 The Queensway, 20 & 21  
Peterborough, ON  
K9J 7M1

Thank you for choosing County Home Inspection to perform your home inspection.

The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients can sometimes assume that a home inspection includes many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of you, our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. We cannot predict future behaviour, and as such, we cannot be responsible for things that occur after the inspection.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Please be sure to download a copy of this report to your computer, as the emailed link to the report will expire within 7 days.

Again, thank you for choosing County Home Inspection.

Sincerely,

David Sharman  
on behalf of  
County Home Inspection

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# SUMMARY

655 The Queensway, Peterborough, ON November 1, 2023

Report No. 4569

[www.countyhomeinspection.ca](http://www.countyhomeinspection.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### RECOMMENDATIONS \ Overview

**Condition:** • No roofing recommendations are offered as a result of this inspection.

## Exterior

### RECOMMENDATIONS \ Overview

**Condition:** • No exterior recommendations are offered as a result of this inspection.

## Structure

### FOUNDATIONS \ Performance opinion

**Condition:** • Not determined

### FLOORS \ Concrete slabs

**Condition:** • Prior repair

**Implication(s):** Possible weakend structure. Chance of structural movement

**Location:** Rear elevation

**Task:** Monitor

**Time:** Ongoing

### WALLS \ Solid masonry walls

**Condition:** • Columns/piers settling or shifting

**Implication(s):** Weakend structure. Chance of structural movement

**Location:** Front elevation

**Task:** Repair

**Time:** Discretionary

**Condition:** • Cracked

**Implication(s):** Weakened structure, material deterioration

**Location:** Rear left corner

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

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## Electrical

### RECOMMENDATIONS \ Overview

**Condition:** • No electrical recommendations are offered as a result of this inspection.

## Heating

### GAS FURNACE \ Life expectancy

**Condition:** • Past life expectancy

**Implication(s):** Equipment failure | No heat for building

**Location:** Roof mounted heating & cooling unit

**Task:** Monitor

**Time:** Ongoing

## Cooling & Heat Pump

### AIR CONDITIONING \ Life expectancy

**Condition:** • Past life expectancy

**Implication(s):** Reduced comfort | Equipment failure

**Location:** Roof mounted heating & cooling unit

**Task:** Monitor

**Time:** Ongoing

## Plumbing

### FIXTURES AND FAUCETS \ Faucet

**Condition:** • Damaged/inoperative

**Implication(s):** System inoperative or difficult to operate

**Location:** Washroom

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

## Interior

### CEILINGS \ General notes

**Condition:** • Water stains

**Implication(s):** Chance of water damage to structure, finishes and contents

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

This concludes the Summary section.

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The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

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## Description

**The home is considered to face:** • West

**Flat/low slope roofing material:**

• Tar & gravel



1. Tar & gravel

**Flat/low slope roof flashing material:** • Aluminum

**Approximate age:** • 1 year

**Typical life expectancy:** • 20-25 years

## Limitations

**Inspection performed:** • By walking on roof

**Age determined by:** • Visual inspection from roof surface • Reported by agent

## Recommendations

### RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.

# EXTERIOR

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## Description

**Gutter & downspout type:** • Not visible

**Lot slope:** • Flat

**Soffit (underside of eaves) and fascia (front edge of eaves):** • Aluminum

**Wall surfaces and trim:** • Metal siding

**Wall surfaces - masonry:** • Block

**Driveway:** • Asphalt

**Walkway:** • Concrete

**Exterior steps:** • Metal

## Limitations

**Inspection limited/prevented by:** • Vines/shrubs/trees against wall

## Recommendations

### RECOMMENDATIONS \ Overview

**2. Condition:** • No exterior recommendations are offered as a result of this inspection.

## Description

- Configuration:** • Slab-on-grade
- Foundation material:** • Poured concrete
- Floor construction:** • Concrete
- Exterior wall construction:** • Masonry
- Roof and ceiling framing:** • Steel frame

## Limitations

- Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Storage
- Percent of foundation not visible:** • 95 %

## Recommendations

### FOUNDATIONS \ Performance opinion

- 3. Condition:** • Not determined

### FLOORS \ Concrete slabs

- 4. Condition:** • Prior repair

**Implication(s):** Possible weekend structure. Chance of structural movement

**Location:** Rear elevation

**Task:** Monitor

**Time:** Ongoing



2. Prior repairs



# STRUCTURE

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## WALLS \ Solid masonry walls

**5. Condition:** • Cracked

**Implication(s):** Weakened structure, material deterioration

**Location:** Rear left corner

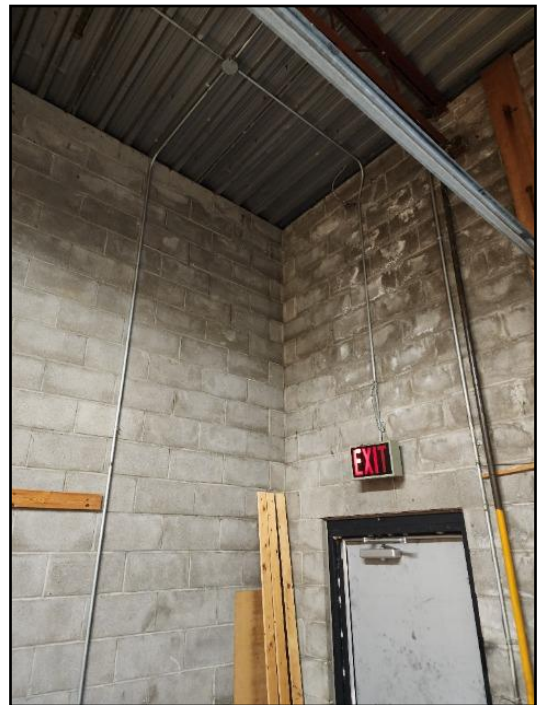
**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



3. Cracked



4.

**6. Condition:** • Columns/piers settling or shifting

**Implication(s):** Weakened structure. Chance of structural movement

**Location:** Front elevation

**Task:** Repair

**Time:** Discretionary

# STRUCTURE

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5. Columns/piers settling or shifting



6.



7.

## Description

**Service entrance cable and location:** • Underground copper

**Service size:** • 125 Amps (600 Volts) • Three-phase system

**Main disconnect/service box rating:** • 125 Amps

**Main disconnect/service box type and location:**

- Breakers - first floor



8. Main electrical disconnect

**System grounding material and type:** • Not visible

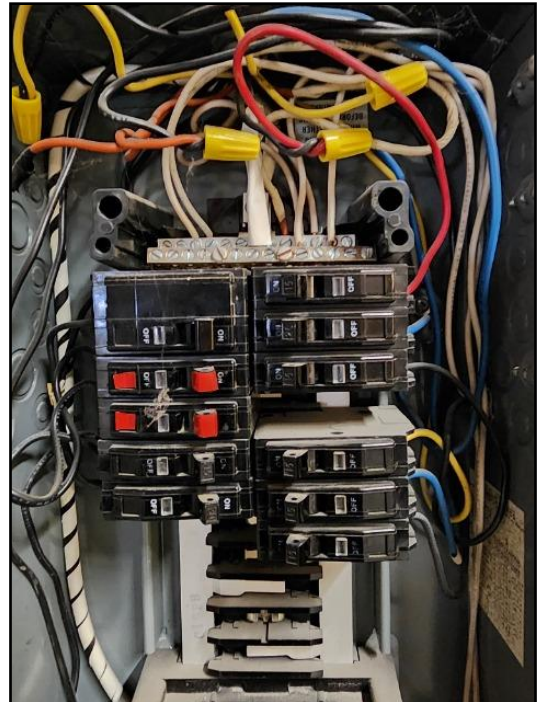
**Distribution panel type and location:**

- Breakers - first floor





9. Distribution panel



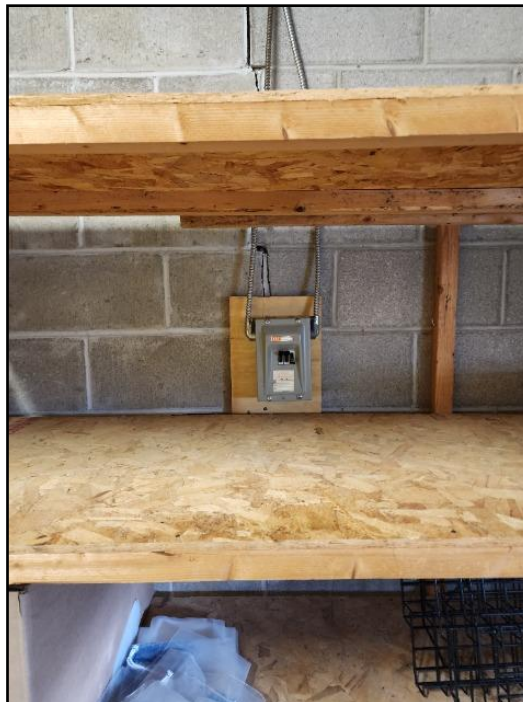
10. Breakers - first floor

**Distribution panel rating:** • 60 Amps

**Electrical panel manufacturers:** • Square D

**Auxiliary panel (subpanel) type and location:**

- Breakers - first floor



11. Auxiliary panel

# ELECTRICAL

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**Number of circuits installed:** • 11

**Distribution wire (conductor) material and type:** • Copper - non-metallic sheathed

**Type and number of outlets (receptacles):** • Grounded - typical

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • No GFCI • No AFCI

**Fire Extinguishers:** • Present

## Limitations

**Inspection limited/prevented by:** • Storage • Smoke and carbon monoxide alarms are not tested where the system may be monitored or requires the use of codes

**System ground:** • Not found

**Not included as part of a building inspection:** • Security systems

**Not included as part of a building inspection:** • Fire suppression systems

## Recommendations

### RECOMMENDATIONS \ Overview

**7. Condition:** • No electrical recommendations are offered as a result of this inspection.

## Description

**Heating system type:** • Forced air furnace with cooling unit



12. Forced air furnace with cooling unit

**Fuel/energy source:** • Gas

**Furnace manufacturer:**

• York

*Model number:* D4CG060N10325B *Serial number:* NKBM069382

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 125,000 BTU/hr

**Efficiency:** • Conventional

**Combustion air source:** • Outside

**Approximate age:** • 30 years

**Typical life expectancy:** • Furnace (conventional or mid-efficiency) 18 to 25 years

**Main fuel shut off at:**

• Electrical disconnect

# HEATING

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13. Main electrical disconnect

- Not found

**Failure probability:** • High

**Auxiliary heat:**

- Electric baseboard heater
- Gas space heater



14. Gas space heater



- Electric heater  
General Electric  
Model number: CC303A-S



15. Electric heater

**Chimney/vent:**

- Metal



16. Metal



# HEATING

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**Mechanical ventilation system for building:** • Bathroom exhaust fan

## Limitations

**Inspection prevented/limited by:**

- System was shut off  
Gas space heater

**Safety devices:** • Not tested as part of a building inspection

**Data plate on equipment:**

- Not visible  
Gas space heater

**Heat exchanger:** • Not visible

## Recommendations

**GAS FURNACE \ Life expectancy**

**8. Condition:** • Past life expectancy

**Implication(s):** Equipment failure | No heat for building

**Location:** Roof mounted heating & cooling unit

**Task:** Monitor

**Time:** Ongoing

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • Air cooled

**Manufacturer:**

• York

*Model number:* D4CG060N10325B *Serial number:* NKBM069382

**Cooling capacity:** • 60,000 BTU/hr • 5 Tons

**Compressor type:** • Electric

**Compressor approximate age:** • 30 years

**Typical life expectancy:** • Air source heat pump 18 - 25 years

**Failure probability:** • High

**Evaporative cooler damper location:** • Roof mounted

**Refrigerant type:** • R-22

## Limitations

**Inspection limited/prevented by:** • Low outdoor temperature

**Heat pump only tested in:** • Heating mode

## Recommendations

### AIR CONDITIONING \ Life expectancy

**9. Condition:** • Past life expectancy

**Implication(s):** Reduced comfort | Equipment failure

**Location:** Roof mounted heating & cooling unit

**Task:** Monitor

**Time:** Ongoing

## Description

**Water supply source (based on observed evidence):** • Public

**Service piping into building:** • Not visible

**Supply piping in building:** • Copper

**Main water shut off valve at the:** • Not found

**Water flow and pressure:** • Functional

**Water heater type:** • Conventional • Owned

**Water heater location:** • Washroom

**Water heater fuel/energy source:**

• Electric



17. Electric

**Water heater manufacturer:**

• Rheem

*Model number:* XE02P06PU14C0 *Serial number:* Q101728688

**Water heater tank capacity:** • 9.5 liters

**Water heater approximate age:** • 6 years

**Water heater typical life expectancy:** • 12 -15 years

**Water heater failure probability:** • Low

**Waste disposal system:** • Public

**Waste and vent piping in building:** • ABS plastic

**Floor drain location:** • None found

**Backwater valve:** • None noted

**Exterior hose bibb (outdoor faucet):** • None noted

## Limitations

**Inspection limited/prevented by:** • Storage

**Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing • Performance of floor drains

## Recommendations

### FIXTURES AND FAUCETS \ Faucet

**10. Condition:** • Damaged/inoperative

**Implication(s):** System inoperative or difficult to operate

**Location:** Washroom

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor



18. Damaged/inoperative

## Description

**Major floor finishes:** • Carpet • Vinyl • Concrete

**Major wall finishes:** • Plaster/drywall

**Major ceiling finishes:** • Suspended tile

**Windows:** • Fixed • Metal

**Glazing:** • Double

**Exterior doors - type/material:** • Hinged • Metal-clad • Wood

**Doors:** • Inspected

**Bathroom ventilation:** • Exhaust fan

## Limitations

**Inspection limited/prevented by:** • Storage/furnishings

**Not included as part of a building inspection:** • Perimeter drainage tile around foundation, if any

**Cosmetics:** • No comment offered on cosmetic finishes

**Percent of foundation not visible:** • 95 %

## Recommendations

### CEILINGS \ General notes

**11. Condition:** • Water stains

**Implication(s):** Chance of water damage to structure, finishes and contents

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

# INTERIOR

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19. *Water stains*



20.

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

